

From: Naomi Spinrad
Sent: Sunday, December 11, 2011 7:17 PM
To: DHCA Housing Policy
Subject: Chevy Chase West comments on proposed housing policy

To Whom It May Concern:

As Vice President/Development of the Chevy Chase West Neighborhood Association, I am writing to comment on the proposed revision of Montgomery County Housing Policy.

Chevy Chase West is an R-60 community of nearly 500 single family homes, bordered on the east by Wisconsin Avenue, on the north by Norwood Park, on the west by Little Falls Park, and on the south by Drummond and Hunt Avenues.

We are pleased that the proposed Housing Policy recognizes the importance of master plans in protecting existing neighborhoods, and that it also would continue the “wedges and corridors” framework for development.

As property owners and taxpayers, we believe that it is vital to preserve the character and quality of life of existing residential neighborhoods, while also preserving existing affordably priced housing, whether government-controlled or “market rate affordable” rental and sale units, and ensuring that incentives for new high density multi-use development include an appropriate level of affordable housing.

In regard to preservation of existing residential neighborhoods, we strongly support continuing the Special Exception process for all accessory apartments, a process whereby the Board of Appeals can properly and fully review the potential impact on the neighborhood of allowing such increased density.

We oppose any effort to permit “by right” any accessory apartments or units, or new dwelling unit types, which we believe would effectively eliminate consideration of such units in the context of the relevant master plan and necessary infrastructure to support increased density.

Thank you for your consideration of our views as you draft the 2012 Housing Policy.

Sincerely,

Naomi Spinrad, Vice President/Development

Chevy Chase West